

Message Text

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TAGS: AORG, EWWT, IMCO, UK

SUBJECT: IMCO: HEADQUARTERS FACILITIES--INSTRUCTIONS
FOR THE 21ST MEETING OF THE AD HOC WORKING GROUP

1. AT THE 21ST MEETING OF THE AD HOC WORKING GROUP ON IMCO
HEADQUARTERS FACILITIES, TO BE HELD AT IMCO AUG. 8 THE U.S.
DELEGATE SHOULD: (A) GIVE PRECEDENCE TO THE UK DELEGATE TO
TABLE AND EXPLAIN HMG REVISED PROPOSALS FOR FINANCING THE
NEW IMCO HEADQUARTERS BUILDING; (B) NOT (REPEAT) NOT TABLE
THE JULY 20TH U.S. PROPOSALS THAT HMG PROVIDE A LOAN FOR
PROCUREMENT OF THE SITE AND ERECTION OF THE BUILDING, BUT
THE U.S. DELEGATE SHOULD HAVE A WRITTEN COPY OF THE JULY 20
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U.S. PROPOSALS IF CALLED FOR BY ANY OTHER DELEGATION; (C)
NOT (REPEAT) NOT VOICE SUPPORT FOR LOAN PROPOSALS, EVEN IF
PUT FORWARD BY OTHER DELEGATIONS; (D) (AFTER COMPLETION OF
THE U.K. PRESENTATION, AT AN APPROPRIATE POINT IN THE
DISCUSSION) TABLE THE FOLLOWING U.S. ALTERNATIVE PROPOSAL:
"THAT HMG AND IMCO SHARE, ON THE BASIS OF 80 (EIGHTY)
PERCENT BY HMG AND 20 (TWENTY) PERCENT BY IMCO, ALL OF THE

ANNUAL COSTS OF THE HEADQUARTERS FACILITY INCLUDING RENT, INSURANCE, MAINTENANCE, REPAIR AND REPLACEMENT, BUT EXCLUDING THE ONE-TIME INSTALLATION COSTS."

2. RATIONALE

(A) THE REVISED PROPOSAL OF HMG (THAT HMG PAY 80 (EIGHTY) PERCENT OF A FIXED 3.6 MILLION POUNDS ANNUAL RENT ONLY AND IMCO PAY 20 (TWENTY) PERCENT OF THE RENT, PLUS ALL OF THE INSURANCE, MAINTENANCE, REPAIR AND REPLACEMENT COSTS) COMPARES UNFAVORABLY WITH THE FINANCIAL ARRANGEMENT MADE BY OTHER HOST GOVERNMENTS FOR OTHER UN SPECIALIZED AGENCIES;

(B) HMG HAS STATED THAT LEGISLATION REQUIRED FOR ANY LOAN PROPOSAL IS NOT A VIABLE PROSPECT;

(C) THE U.S. PROPOSAL WOULD NOT REQUIRE LEGISLATION BY HMG (I.E., WOULD INVOLVE NO LOSS OF TIME) AND WOULD BE MORE IN LINE WITH WHAT A HOST GOVERNMENT SHOULD PROVIDE FOR A UN SPECIALIZED AGENCY.

(D) A REVIEW OF THE DECISIONS AND SUMMARY RECORDS OF THE 34TH AND 38TH SESSIONS OF THE COUNCIL ESTABLISHES THAT THERE HAS NEVER BEEN ANY "MEETING OF THE MINDS" BETWEEN IMCO, HMG AND/OR THE PRIVATE DEVELOPER. AS LATE AS MAY 27, 1977 HMG COULD NOT AGREE THAT THE ALBERT EMBANKMENT LIMITED OFFICIAL USE

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WAS THE ONLY SITE TO BE CONSIDERED. THEREFORE THE WORKING GROUP "SHOULD BE AUTHORIZED TO DEVELOP ON BEHALF OF COUNCIL ANY ALTERNATIVES WHICH MIGHT PROVE NECESSARY AND THAT ANY SUCH DECISIONS WOULD BE REPORTED TO COUNCIL AT ITS NEXT SESSION" (CXXXIV/SR.4 AGENDA ITEM 4).

(E) THE WITHDRAWAL OF THE PRIVATE DEVELOPER TERMINATED THE PRIOR AGREEMENT IN PRINCIPLE. HMG CAN NOT NOW SUBSTITUTE ITSELF FOR THE PRIVATE DEVELOPER, ON THE SAME TERMS AND AT 12 PERCENT INTEREST, AND PRETEND IT IS ONLY A TECHNICALITY. HMG IS THE HOST GOVERNMENT AND IMCO IS A UN SPECIALIZED AGENCY. IF HMG IS GOING TO BUY THE SITE AND OWN THE BUILDING, A COMPLETELY NEW SITUATION ARISES WHICH REQUIRES NEW TERMS AND A NEW AGREEMENT.

3. IF NO AGREEMENT CAN BE REACHED, THE MATTER WILL HAVE TO BE REFERRED BACK TO COUNCIL. SOME DELEGATES, PROBABLY INCLUDING UK, MAY WANT AN EXTRAORDINARY MEETING OF THE COUNCIL PRIOR TO THE NEXT SCHEDULED MEETING OF NOVEMBER 4. WHILE WE WOULD NOT FAVOR AN EARLY EXTRAORDINARY MEETING OF THE COUNCIL, BECAUSE WE THINK THIS ISSUE WILL HAVE TO GO TO ASSEMBLY IN ANY CASE, U.S. DELEGATE SHOULD NOT

(REPEAT) NOT OPPOSE SUCH A MEETING.

4. IF, BUT ONLY IF, THERE IS A CONSENSUS FOR AN EARLY
MEETING U.S. DELEGATE SHOULD TRY TO HAVE IT SCHEDULED FOR

29 AUGUST OR 12 SEPTEMBER WHEN IO/TRC DIRECTOR WILL BE
TRANSITTING LONDON ON OTHER BUSINESS AND COULD PARTICI-
PATE AT VERY LITTLE COST TO DEPARTMENT.

5. PLEASE KEEP DEPARTMENT PROMPTLY INFORMED OF
DEVELOPMENTS. CHRISTOPHER

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